185.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	681,000 / 681,000
					USE VALUE:	681,000 / 681,000
					ASSESSED:	681,000 / 681,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOWLER CHRISTOPHER H	
Owner 2:	BOWLER RICHMOND KATHY	
Owner 3:		
Street 1:	9 HATHAWAY CIRCLE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,502 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1674 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7502.000	228,400	1,100	451,500	681,000
Total Card	0.172	228,400	1,100	451,500	681,000
Total Parcel	0.172	228,400	1,100	451,500	681,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.81 | /Parcel: 406.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	124341
GIS Ref	
GIS Ref	
Insp Date	08/03/18

!14363!

PREVIOUS ASSESSMENT

Parcel ID: 185.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,400	1100	7,502.	451,500	681,000	681,000	Year End Roll	12/18/2019
2019	101	FV	230,000	1100	7,502.	451,500	682,600	682,600	Year End Roll	1/3/2019
2018	101	FV	230,000	1100	7,502.	380,600	611,700	611,700	Year End Roll	12/20/2017
2017	101	FV	230,000	1100	7,502.	348,300	579,400	579,400	Year End Roll	1/3/2017
2016	101	FV	230,000	1100	7,502.	296,700	527,800	527,800	Year End	1/4/2016
2015	101	FV	189,900	1100	7,502.	258,000	449,000	449,000	Year End Roll	12/11/2014
2014	101	FV	189,900	1100	7,502.	238,700	429,700	429,700	Year End Roll	12/16/2013
2013	101	FV	189,900	1100	7,502.	227,100	418,100	418,100		12/13/2012

PRINT

Date	Time
12/11/20	04:13:23

LAST REV

Date	Time
08/30/18	14:09:33

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14363

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FELDER FRANK A	1255-164		7/29/2002		420,000	No	No		Y

USER DEFINED

Prior Id # 1:	124341
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2003	217	Manual	4,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	Measured	BS	Barbara S
8/3/2018	Info At Door	BS	Barbara S
10/21/2008	Measured	345	PATRIOT
4/3/2000	Inspected	264	PATRIOT
1/13/2000	Mailer Sent		
1/7/2000	Measured	163	PATRIOT
7/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7502		Sq. Ft.	Site		0	70.	0.86	7									451,542						451,500	

Total AC/HA: 0.17222 | Total SF/SM: 7502 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 451,542 | Spl Credit | Total: 451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331081
Depreciation:	102635
Depreciated Total:	228446

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

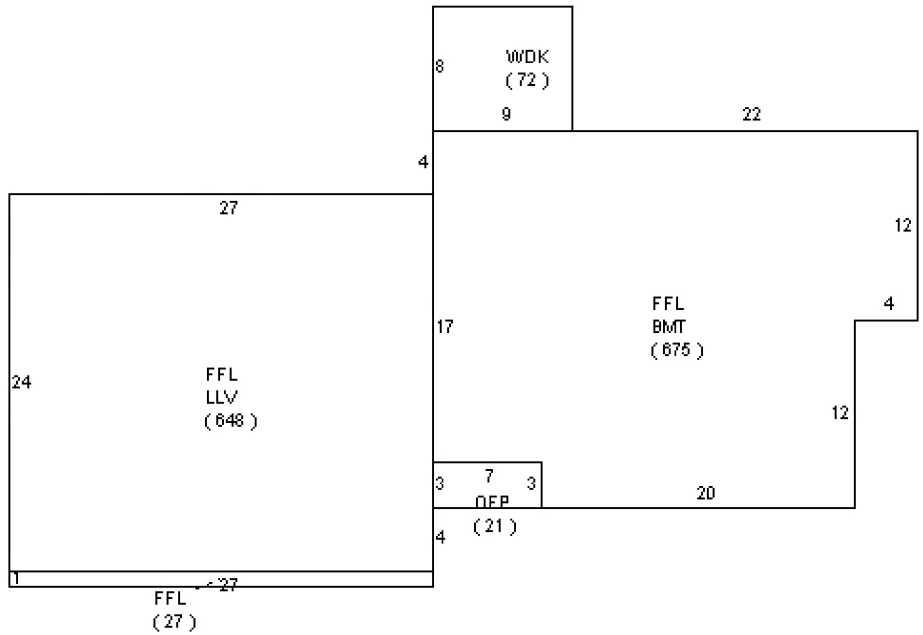
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	82.57
Final Total:	228400	Val/Su SzAd	169.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,350	128.240	173,120
BMT	Basement	675	38.470	25,968
LLV	Lower Level	648	79.350	51,417
WDK	Deck	72	16.000	1,152
OFP	Open Porch	21	44.000	924
	Net Sketched Area:	2,766	Total:	252,581
Size Ad	1350	Gross Are	2766	FinArea 1674

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 185.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X24	A	AV	2000	3.23	T	15.2	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100